

East End

SMART GROWTH DISTRICT NEIGHBORHOOD MEETING



January 26, 2021

Agenda

1. Welcome & Introductions
2. Purpose & Intent
3. Recap of Issues, Concerns, and Suggestions
4. Progress to Date
5. Overview of 40A, 40B, and 40R
6. Next Steps

Recap of Issues & Concerns

Traffic → Cut through traffic, need physical improvements

Density → Too many units proposed, how can infrastructure support

Design → Residential scale, fit with neighborhood

Progress To-Date

1. Neighborhood outreach meetings
2. Resident organization; survey, Facebook Group
3. Commissioned traffic study for Point Shore (TEC, 2020)
4. Evaluated infrastructure capacity
5. Determined inventory of current affordable housing and projections into 2021 with DHCD
6. Reviewed Eagle Point 40B approval to confirm validity & expiration date

State Housing Inventory (SHI)

- Amesbury Heights 40R brought Amesbury over 10% threshold (10.07%) in 2010.
- 2020 US Census will add over 400 new housing units and over 40 units will be removed from the SHI bringing Amesbury to 9.5% +/-

Under 10%, and new 40B projects can be submitted for any location.



Compare 40A, 40B and 40R

	40A	40B	40R
Location Control	✓	✗	✓
Design Control	✓	✗	✓
Density Control	✓	✗	✓
Affordable Housing Requirement	✗	✓	✓
Increase Tax Base	✓	✓	✓
Financial Incentives*	✗	✗	✓

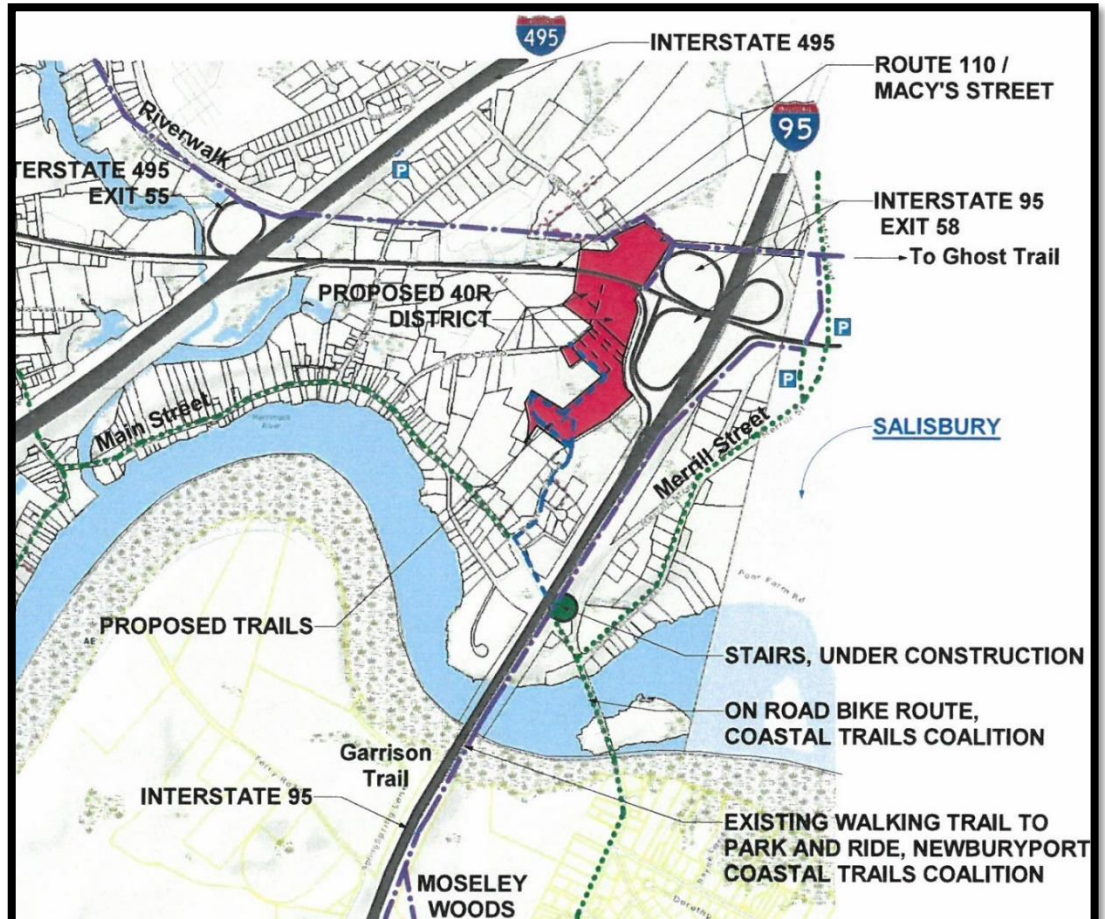
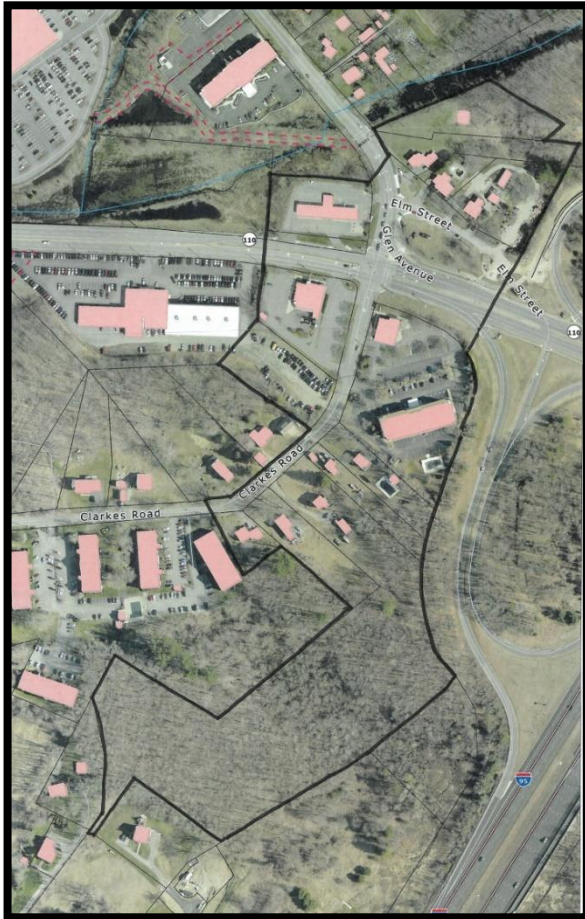
* One-time Zoning Incentive Payment of \$10-600k for adopting overlay, based on number of units. \$3,000 per unit when permits are issued.

How the 40R can address additional concerns

1. Require traffic calming improvements
2. Reduce density by right
3. Modify the 40R boundary
4. Require incentives for rental subsidies
5. Adopt building standards for height, scale, and massing
6. Make water and sewer upgrades through federal and state grants

Find additional details and comparative metrics on the website.

Conceptual Boundaries

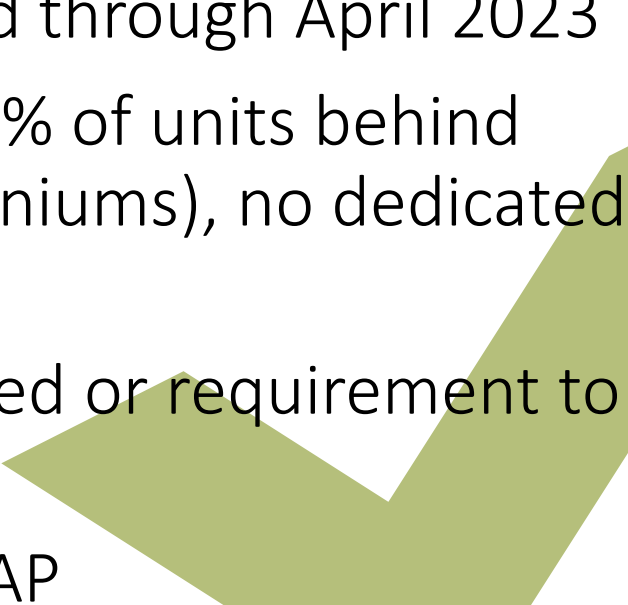


Current 40B Zoning

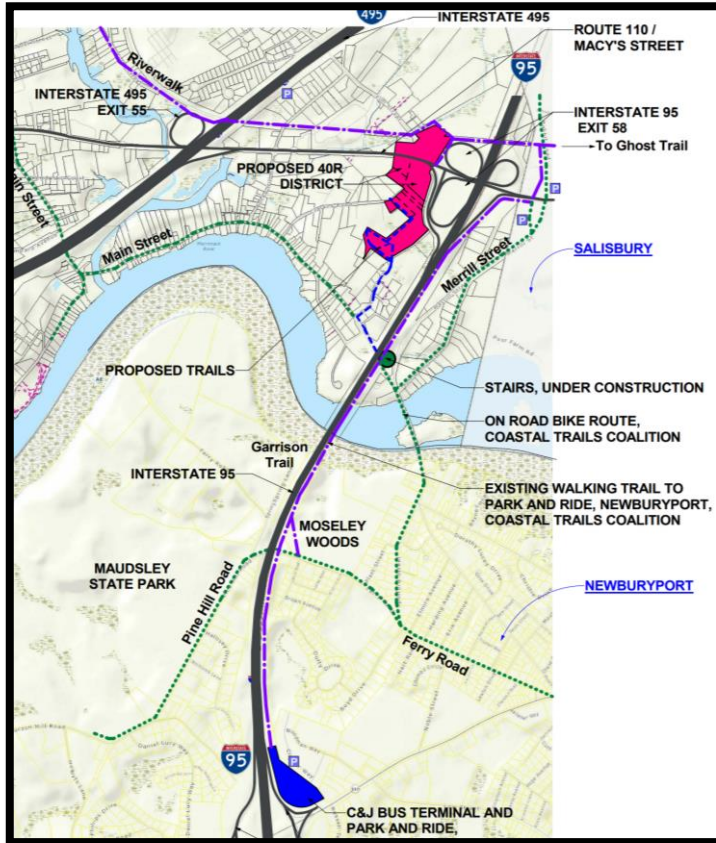
- ❑ Highway Strip Commercial
- ❑ Abandoned Buildings
- ❑ Underutilized Land
- ❑ Approved High-Density 40B Project
- ❑ Threat of additional 40B projects with limited control over location, density and building design



Approved 40B Project

- ❑ 56 units in 22 buildings
 - ❑ Approved and permit valid through April 2023
 - ❑ Spread out (more than 50% of units behind Birchwood Point condominiums), no dedicated open space
 - ❑ No improvements proposed or requirement to Clark's Road
 - ❑ Construction can start ASAP
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Why East End Overlay



- ☐ Proactive versus Reactive
- ☐ Encourage New Mixed-Use Development
- ☐ Alternative to 40B
- ☐ Stakeholder Involvement
- ☐ Local Control
- ☐ Leverage State Funding

DHCD Eligibility Requirements

Transit	ACD Area of Concentrated Development	HSL Highly Suitable Location
<p>Within ½ mile of a transit station</p>	<p>An area that includes a city or town center; contiguous, previously developed portions of an existing commercial district that are substantial in the context of the Municipality; or a rural village district; the boundaries of which are clearly identified and submitted on a corresponding map.</p>	<p>A location determined by DHCH based on satisfactory documentation provided by the Municipality, is consistent with the statutory goals for Smart Growth, including the production of Starter Homes (preserving open space, encouraging compact, land-use-efficient design and Mixed use development, multi-modal access, proximity to a Priority Development Area) .</p>

Neighboring 40Rs



- ❑ Transit location
- ❑ 76 Units
- ❑ 20% Affordable Housing
- ❑ \$330,000 incentive & bonus payments



- ❑ HSL location
- ❑ 202 Units
- ❑ 10 acre district
- ❑ Built in 2010

40R Timeline

Phase 1 – Conceptual 40R District – Local Planning

- ✓ Preliminary Planning and Design
- ☐ Public Feedback
- ☐ Final Infrastructure Report
- ☐ Application to DHCD for Determination of Eligibility
- ☐ Location Eligibility from DHCD

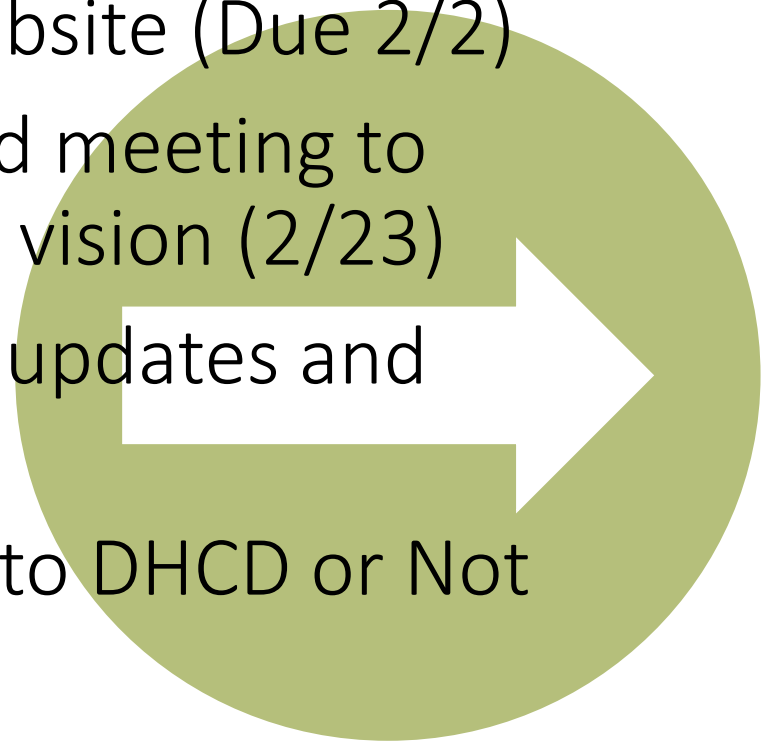
Phase 2 – 40R District – Local Adoption

- ☐ Draft Zoning Amendment
- ☐ Public Hearing for Zoning Bylaw Amendment (40R)
- ☐ Mayor's Approval
- ☐ Final Review and Approval from DHCD



Next Steps

- ✓ Open feedback form on website (Due 2/2)
- ❑ Hold another neighborhood meeting to present revised conceptual vision (2/23)
- ❑ Go back to Planning, share updates and feedback
- ❑ Recommendation to apply to DHCD or Not



THANK YOU

Feedback form:

www.amesburyma.gov/east-end